

## MISSISSIPPI

## SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 6th day of February,  
A. D. 1993, BETWEEN Jim Walter Homes, Inc., a corporation existing  
under the laws of the State of Florida, having its principal place of  
business in the County of Hillsborough and State of Florida and Mid-  
State Trust II, a Delaware business trust acting by and through  
Wilmington Trust Company, not in its individual capacity but solely as  
Owner Trustee of Mid-State Trust II with an address of c/o Wilmington  
Trust Company, Rodney Square North, Wilmington, Delaware 19890, Atten-  
tion: Corporate Trust Department, hereinafter, collectively, the party  
of the first part, and Robert M. Minor Jr. (single)

3200 Aden St., Memphis, TN 38127

of the County of Desoto and State of Mississippi,  
party of the second part, WITNESSETH, that the said party of the first  
part, for and in consideration of the sum of \$10.00-Ten and other  
valuable considerations Dollars, to it in hand paid, the  
receipt whereof is hereby acknowledged, has granted, bargained, sold,  
aliened, remised, released, conveyed and confirmed, and by these  
presents doth grant, bargain, sell, alien, remise, release, convey and  
confirm unto said party of the second part, and his heirs and  
assigns forever, all that certain parcel of land lying and being in the  
County of Desoto and State of Mississippi, more particu-  
larly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances,  
with every privilege, right, title, interest and estate, reversion,  
remainder and easement thereto belonging or in anywise appertaining; TO  
HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said  
party of the second part that it is lawfully seized of the said  
premises; that they are free of all encumbrances, and that it has good  
right and lawful authority to sell the same; and the said party of the  
first part does hereby fully warrant the title to said land, and will  
defend the same against the lawful claims of all persons whomsoever by,  
through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, Jim Walter Homes, Inc., has caused these  
presents to be signed in its name by its Vice President the day above  
written; and Mid-State Trust II, has caused these presents to be signed  
in its name by Jim Walter Homes, Inc., the true and lawful attorney in  
fact of said Mid-State Trust II the day above written; the authority for  
the said signature and action of Jim Walter Homes, Inc. on behalf of  
Mid-State Trust II in this instance being vested in it by virtue of that  
certain Power of Attorney recorded in Power of Attorney Book 57  
at Page 192 of the records of the office of the Chancery Clerk of  
the First Judicial District of Desoto County at Memphis,  
Mississippi.

JIM WALTER HOMES, INC.

By: H.R. Clarkson

Name: H.R. Clarkson

Title: Vice-President

STATE MS.-DESOTO CO. sw  
FILED

MAR 29 11 04 AM '93

RECORDED 3-30-93  
DEED BOOK 255  
PAGE 509  
W.E. DAVIS CH. CLK.

MID-STATE TRUST II

By: Wilmington Trust Company, not in  
its individual capacity but solely as  
Owner Trustee of Mid-State Trust II

By: Jim Walter Homes, Inc.  
Attorney-in-Fact

Name: H.R. Clarkson

Title: Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid and within said jurisdiction, the within named H.R. Clarkson who by me being first duly sworn stated on oath that he/~~she~~ is Vice-President of JIM WALTER HOMES, INC., and, that, having been first duly authorized so to do, he/~~she~~ signed and delivered the foregoing instrument in his/~~her~~ corporate capacity for and on behalf of JIM WALTER HOMES, INC., which was then acting in its individual capacity and also as the true and lawful attorney-in-fact for WILMINGTON TRUST COMPANY, collectively the party of the first part named in said instrument, as the act and deed of said party of the first part and with full authority to so act in its own behalf and by virtue of authority granted Jim Walter Homes, Inc. by Power of Attorney as described therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 6th  
day of February, 1993.

*Sandra M. Self*  
NOTARY PUBLIC

Sandra M. Self

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCTOBER 24, 1993  
BONDED THRU AGENT'S NOTARY BROKERAGE

THIS INSTRUMENT PREPARED BY:  
Thomas E. Portsmouth  
Attorney at Law  
P. O. Box 31601  
Tampa, FL 33631-3601

AFTER RECORDING RETURN TO:  
Jim Walter Homes, Inc.  
P. O. Box 31601  
Tampa, FL 33631-3601  
Attn: H. R. Clarkson

Grantor: JIM WALTER HOMES, INC.  
1500 North Dale Mabry  
Tampa, Florida 33607  
MID STATE TRUST II  
C/O WILMINGTON TRUST CO.  
RODNEY SQUARE NORTH  
WILMINGTON, DE 19890  
(302-651-8653)

Grantee: Robert M. Minor Jr.  
3200 Aden St.  
Memphis, TN 38127  
(no home phone)  
(901-756-5006 work)  
(901-358-8096 parents phone)

## EXHIBIT A

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

A/C 824045

BEGINNING AT A POINT ON THE NORTH LINE OF THE SW $\frac{1}{4}$  OF SECTION 12 T2S, R7W, DESOTO COUNTY, MISSISSIPPI, A DISTANCE OF 712.77 FT. WEST OF THE NE CORNER OF THE SW $\frac{1}{4}$  OF SAID SECTION 12, SAID POINT BEING THE NW CORNER OF THE FRED P. WELLS, JR. 6.96 ACRES (BK 153, PG 481); THENCE NORTH 86DEG. 45MIN. EAST, ALONG THE NORTH LINE OF SAID SW $\frac{1}{4}$ , 130.00 FT.; THENCE SOUTH 6DEG. 18MIN. EAST, PARALLEL WITH WEST LINE OF FRED P. WELLS, JR. 200.00 FT. THENCE SOUTH 86DEG. 45MIN. WEST, 30.00 FT. THENCE SOUTH 6DEG. 18MIN., EAST 175.50 FT. THENCE SOUTH 86DEG. 45 MIN. WEST 100.00 FT. THENCE NORTH 6DEG. 18MIN. WEST, ALONG WELLS' WEST LINE, 375.50 FT. TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES, MORE OR LESS, SUBJECT TO A ROAD R/W ALONG THE NORTH LINE AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This deed is given subject to that certain Deed of Trust from the Grantee herein to the Grantor herein dated the 6th day of February, 1993.

Parcel# 2071-1200-8.01